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PLANNING AND DEVELOPMENT PROCEDURES

BUTNER, NORTH CAROLINA

PLANNING AND DEVELOPMENT PROCEDURES

FOR

BUTNER, N.C.

PRICE: $1.00

FEBRUARY 1966

PREPARED BY:

STATE OF NORTH CAROLINA
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
DIVISION OF COMMUNITY PLANNING

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Since 1947 when the original Butner land area was purchased from the Federal Government the North Carolina Board of Mental Health has had the responsibility of properly guiding the development of not only the land on which State institutions were to be built, but also those areas which were to be sold to the public for private development of residential, commercial and industrial property.

In order that the development of Butner might proceed on a planning basis the Board of Mental Health appointed the Butner Planning Advisory Committee in June 1964 charging them with the task of creating a Development Plan for Butner and administering it through regulations controlling the subdivision of land, the use of land by zoning and minimum construction standards for buildings.

This publication outlines the Development Plan and the procedures and regulations which have been formulated by the Butner Planning Advisory Committee and adopted by the Board of Mental Health to guide all future development within Butner.

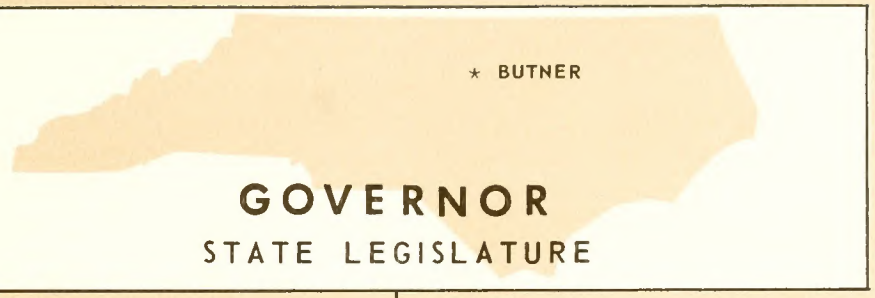
Butner Planning Advisory Committee

Ben W. Aiken, Chairman
R. D. Milliken, Vice-Chairman
Walter H. Hermann
John A. Fisher
Marshall V. Patterson
Leon B. Perkinson, Secretary

"Regular meetings of the Committee shall be held on the 3rd Wednesday of March, June, September and December at 7:30 P.M. Regular meetings shall be held in the Engineer's office of John Umstead Hospital unless directed otherwise."

However, the practical requirements of the office necessitate at least one meeting of the Committee each month. The date and time of the regular or special meetings of the Committee may be obtained by calling the Business Manager's office, John Umstead Hospital, 985-6511. All meetings are open to the public and proceedings are a matter of public record.

All business to be considered shall be listed on an agenda and to secure such consideration must be received by the Chairman or Secretary at least three days before any scheduled meeting.



GOVERNOR

STATE LEGISLATURE

N. C. BOARD OF MENTAL HEALTH

"June 12th 1964 A Planning Advisory Committee for Butner is hereby created under the authority of the General Statutes of North Carolina, Chapter 122, Article 7."

BUTNER PLANNING ADVISORY COMMITTEE

"The Planning Advisory Committee shall consist of five members, residents of Butner who shall be appointed by the Board of Mental Health for terms of three years."

DEPT. OF MENTAL HEALTH

JOHN UMSTEAD HOSPITAL
BUSINESS MANAGER

DEVELOPMENT PLAN ZONING REGULATIONS

"The Committee shall formulate and maintain a comprehensive plan of Butner and its environs for the purpose of achieving a coordinated, adjusted and harmonious development of Butner.

The Committee shall prepare a zoning ordinance.

The Committee shall prepare subdivision regulations.

Plans and proposed regulations shall be submitted to the N. C. Board of Mental Health for their approval and enactment after at least one public hearing at which parties in interest and citizens shall have an opportunity to be heard."

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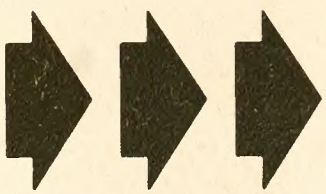
DEVELOPMENT PLAN
for BUTNER



BUTNER DEVELOPMENT PLAN

In creating a plan for Butner to follow in its future development it is necessary to determine the type of community it should become. Butner can never compete with Raleigh or Durham for commercial or cultural amenities. These cities will always have more and larger stores and entertainment. Butner will always be a community of limited size and it should be developed along the lines of a small town.

One of the distinguishing characteristics of a small town is the pleasant manner in which land is used. In the city every inch of land is highly valued and used to its greatest capability. In the small town land has no great financial value and it is used to create a delightful community where there is at least equal balance between nature with its grass and trees and man with his streets and buildings. It is this type of development which has so great a value as a residential community. Therefore, in developing the future plan for Butner it is necessary to recognize that land is the one resource Butner presently has in abundance and it should use this resource in the best possible means.

The Development Plan as shown on the accompanying page indicates the manner in which Butner should be developed:

(1) A system of major streets is proposed serving all major traffic generators and providing easy access to all parts of Butner.

(2) An area for the location of industrial and secondary business establishments is located adjoining the Southern Railroad property.

(3) The primary business area is located along Central Avenue with areas for shopping center locations between what is presently "B" and "C" Streets.

(4) An institutional area for State institutions and for local community facilities is provided in the center of Butner with spacious natural surroundings.

(5) Locations for apartments and mobile home parks are close to the primary business area and on major streets.

(6) Single family residential areas have been planned as loop streets or cul-de-sacs so that homes will not be affected by traffic and will be organized into small groupings.

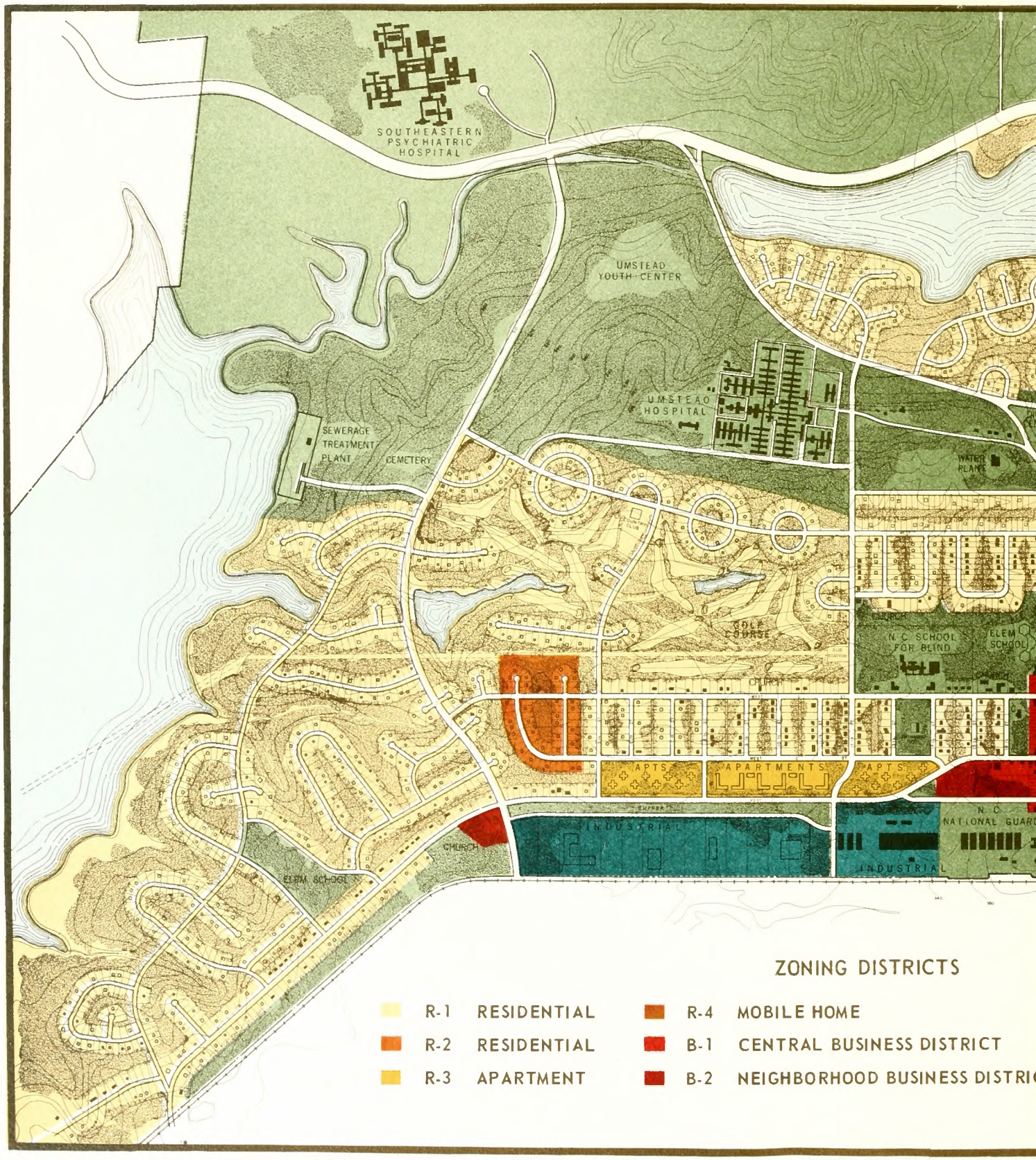
(7) Locations for neighborhood facilities such as schools, churches, stores and playgrounds are easily accessible to the surrounding homes.

(8) Community facilities for utilities, cultural facilities and government have been provided.

The Planning Advisory Committee is promoting good development in Butner according to the Development Plan.

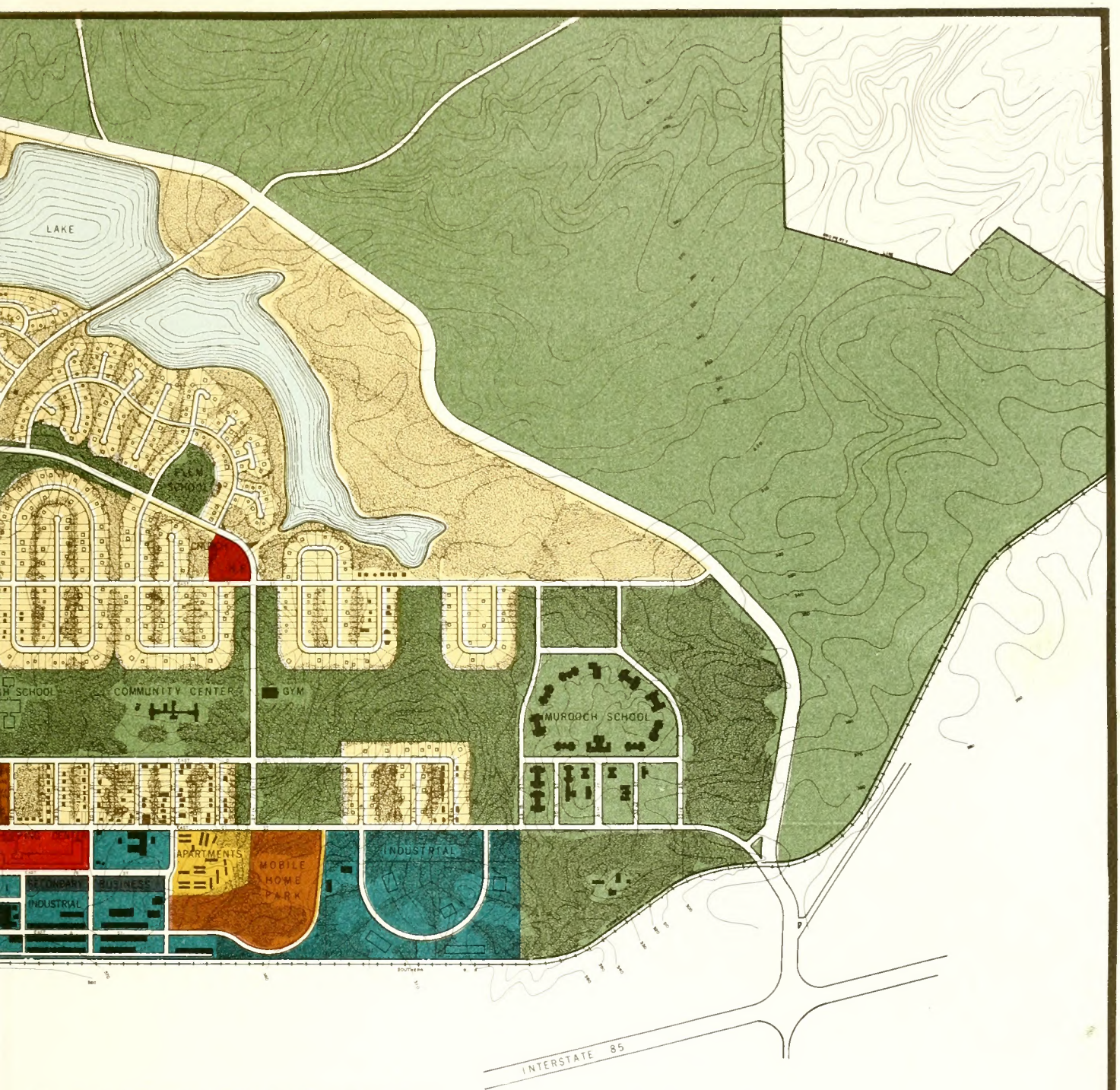
The Development Plan is one of the guides for future development and any proposed expansions or new construction must follow the land use patterns and the general development principles indicated within the Plan.

Besides the Development Plan all future development must follow the procedures and minimum standards or regulations set forth in the Zoning, Development and Building Code Ordinance. Copies of this ordinance are available at the John Umstead Hospital, Manager's office.



The Development Plan for Butner is part of the Zoning, Development and Building Code Ordinance as adapted by:

Planning Advisory Committee for Butner, February 4, 1965, North Carolina Board of Mental Health, April 28, 1965.



FIRE DISTRICT

"Those areas designated on the Butner Development Plan as Business, including the Central Business District, Neighborhood Business and Secondary Business District , shall be within the Butner Fire District."

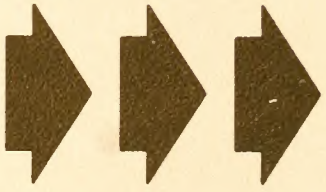
PROCEDURES FOR :

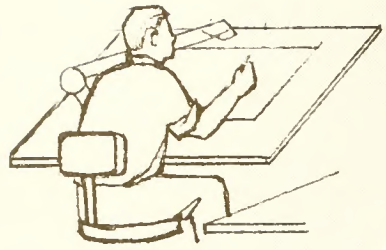
A INDIVIDUAL BUILDING
SINGLE-FAMILY DWELLING

B CONSTRUCTING
COMMERCIAL, INDUSTRIAL
OR INSTITUTIONAL
BUILDING

C DEVELOPER DESIGNING
AND CONSTRUCTING A
SUBDIVISION

THE SUBDIVIDER





A. PROCEDURE FOR:

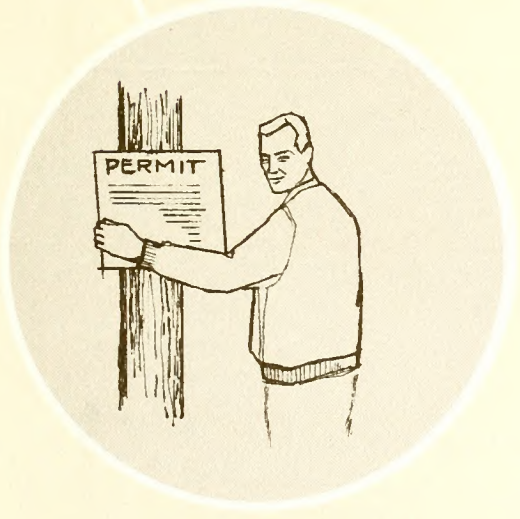
1. Have professionally qualified person prepare house plans.

2. Submit two plot plans and construction drawings to the Business Manager of Umstead Hospital, makes application for zoning and building permit and pays fees.

3. Butner Engineer reviews application and plans for conformance to Zoning Regulations and State Building Code.

INDIVIDUAL BUILDING
SINGLE-FAMILY DWELLING

6. After final inspection utilities may be turned on and building may be occupied.



4. If plans are correct a building permit is issued. When construction begins building permit must be posted visibly at construction site.

5. Butner Engineer inspects constructions: First inspection at time of pouring of footings, Second inspection during rough-in before sheetrocking, Final inspection after construction completed.

B. PROCEDURE FOR:

CONSTRUCTING COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL BUILDING

1. Confer with Planning Advisory Committee or Business Manager to become thoroughly familiar with the Development Plan for Butner and with building and zoning regulations.

2. Have plans prepared by architect.

3. Submit two plot plans and construction drawings to the Business Manager, make application for a Zoning and Building Permit and pay necessary fee.

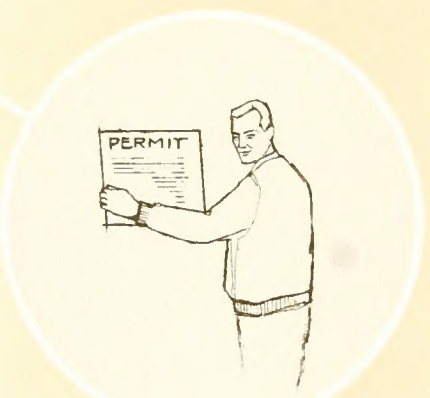
4. All applications should be submitted at least three (3) days before the regular meeting of the Planning Advisory Committee which is the fourth (4th) Wednesday of every month except March, June, September and December every third (3rd) Wednesday.

9. After final inspection approval building may be occupied.

8. Butner Engineer inspects construction: First inspection at time of pouring of footings, Second inspection during rough-in before sheetrocking, Final inspection after construction completed.

7. When construction begins permit must be posted visibly on construction site.

5. Butner Engineer reviews plans for conformance to Zoning Regulations and State Building Code.



6. Butner Planning Advisory Committee reviews and, if correct, plans are approved and permit is issued.

C. PROCEDURE FOR:

DEVELOPER DESIGNING AND CONSTRUCTING A SUBDIVISION

THE SUBDIVIDER

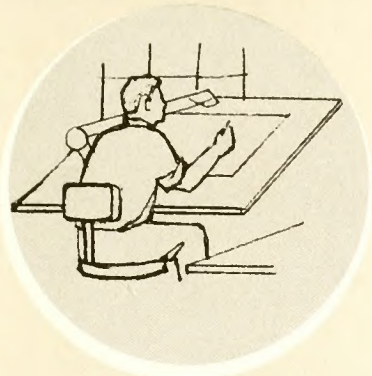
1. ---confers with Planning Advisory Committee or Business Manager to become thoroughly familiar with the Development Plan for Butner and with the requirements and regulations which affect the area to be subdivided.

2. ---has a preliminary plat (non-engineered drawing) prepared by a land planner. This discussion may save the subdivider time and costly revisions as well as possible savings through better design.

3. ---submits three copies of preliminary plat to Business Manager, makes application for development permit, and pays a fee of $1.00 per lot.

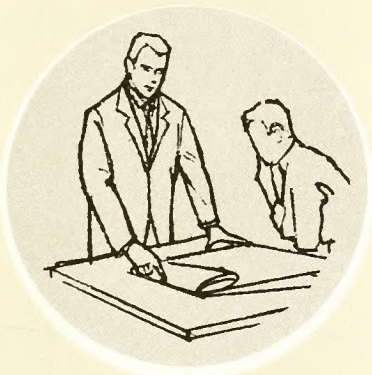
4. ---is urged to attend the meeting of the Planning Advisory Committee to present any information in regard to the subdivision which he might feel applicable.

5. ---should have application submitted at least three (3) days before the regular meeting of the Planning Committee which is the fourth (4th) Wednesday in each month. The application will be reviewed at the meeting.

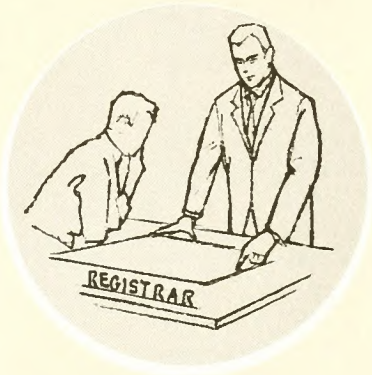


6. ---takes approved preliminary plan to professional engineer to prepare final plat and construction drawings.

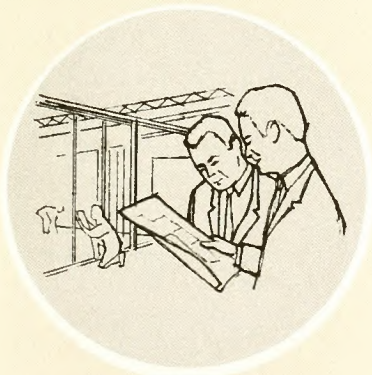
9. ---submits final plat showing subdivision as it has been constructed with required engineering data to Butner Engineer and Planning Advisory Committee for approval.



7. ---brings engineered working drawings for construction of improvements to Butner Engineer for approval.



10. ---records plat with County Registrar's office.



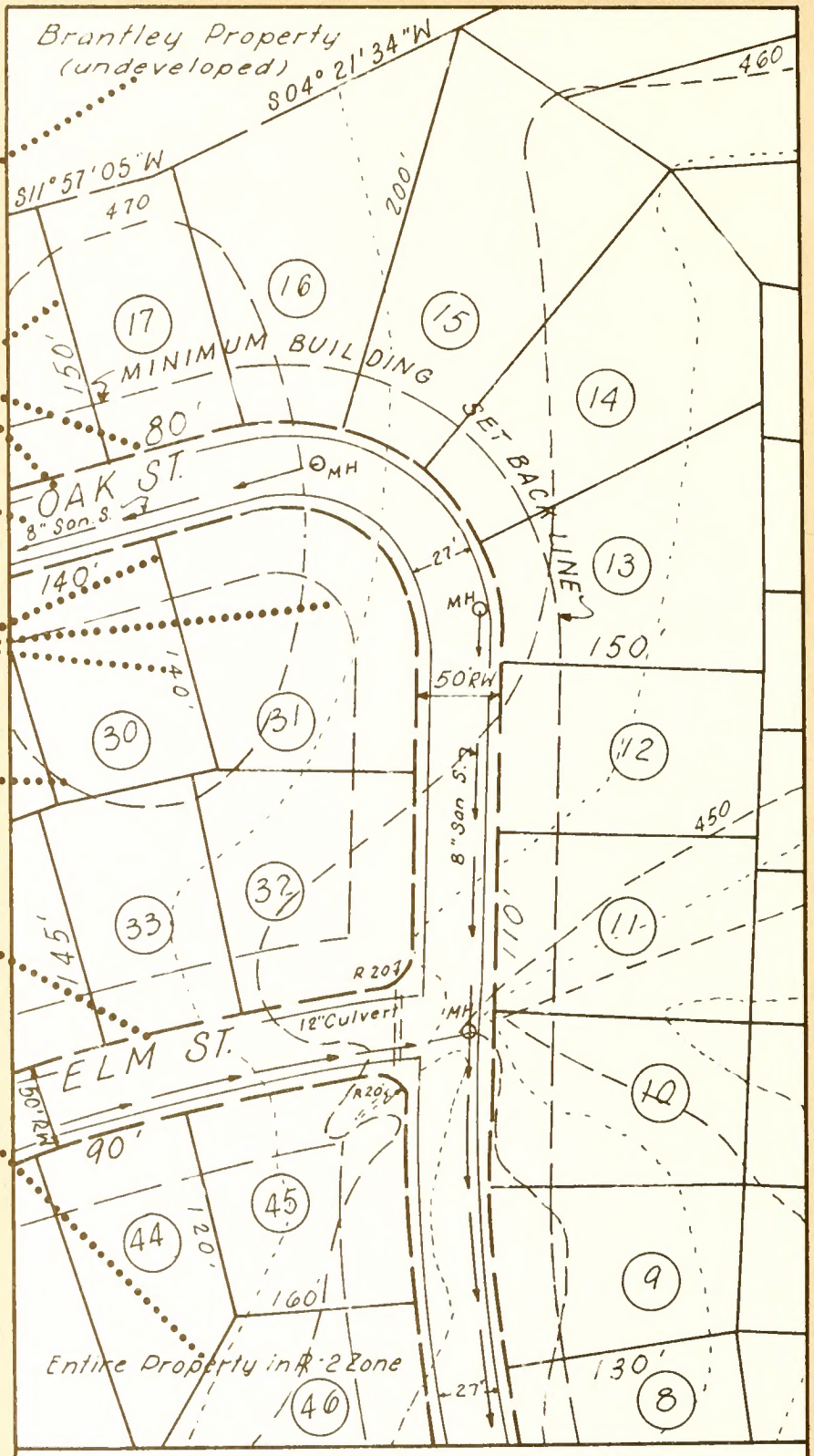
8. ---constructs improvements according to approved preliminary plat and to working drawings approved by Butner Engineer, who will inspect all construction to see if it meets specified requirements.

11. ---may proceed with lot sales.

PRELIMINARY PLAT

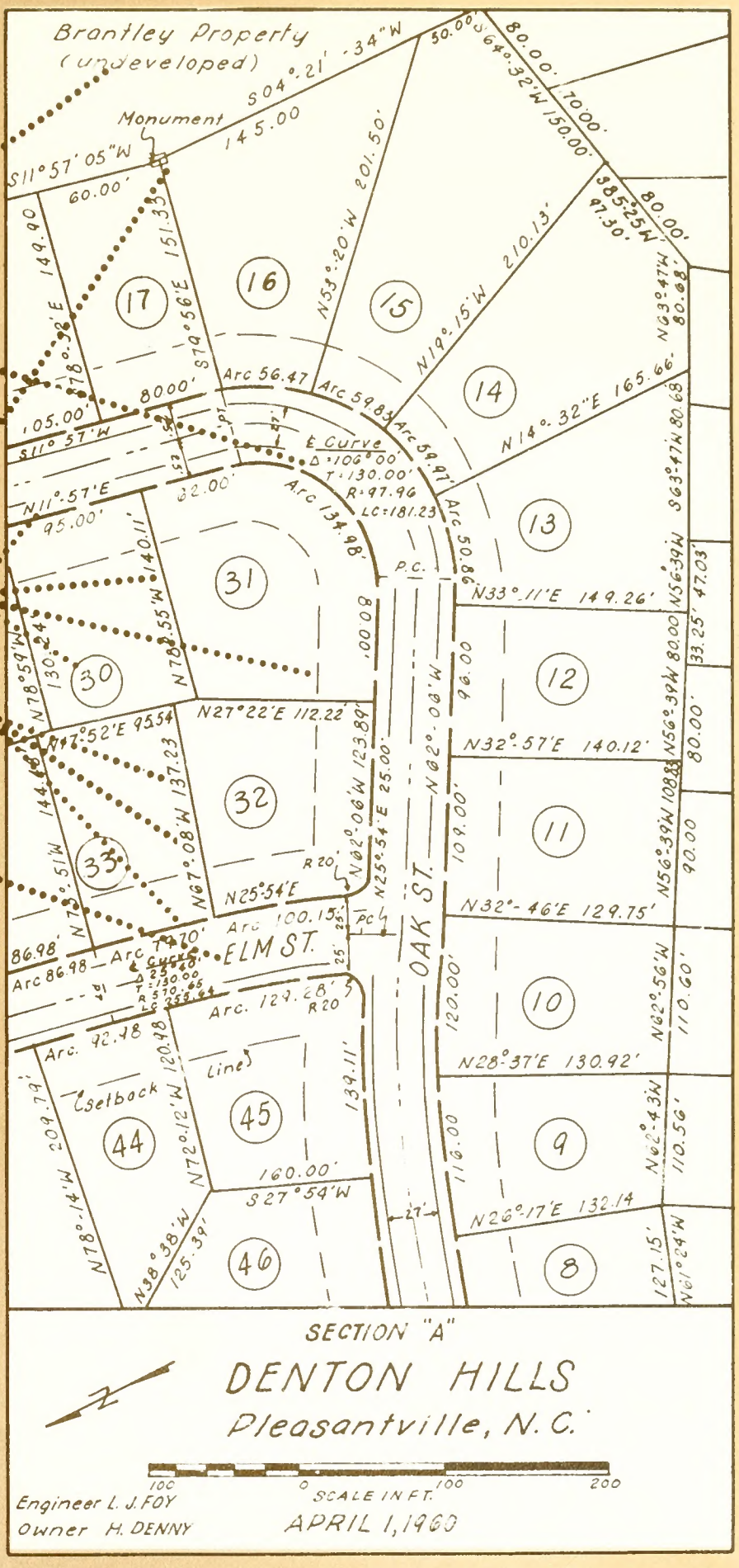
- names of adjoining properties
- property lines, roads, right of ways, etc.
- proposed utilities
- approximate dimensions, lot lines and setback lines
- contours
- street names
- present zoning classification
- name, location, owner and designer
- date, north point and graphic scale

SKETCH VICINITY MAP - SITE DATA



FINAL PLAT

- names of adjoining properties
- sufficient engineering data to reproduce any lines on the ground
- monuments
- streets, lots, set back lines, lot numbers, etc.
- dimensions, angles and bearings
- street names
- date, title, name and location of subdivision
- graphic scale and north point



SITE DATA

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FOR BLIND
APTS.
APARTMENTS
APTS.
INDUSTRIAL
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